



OFFICE OF PLANNING
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-16-190**
DATE ACCEPTED: **07/20/2016**

NOTICE TO APPLICANT

Address of Property:
674 Cooledge AVE NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 8, 2016 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Charles Nalbone
404-376-3230
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,



Taylor Thompson
TT, for Director, Bureau of Planning



Falcon Murty

CITY OF ATLANTA

Office of Buildings – Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-16-190
NPU F DATE FILED 7-20-2016

1. Falcon Murty
Name of Applicant

BUILDING PERMIT AUTHORIZING

A 2nd Story Addition to a Single Family Dwelling

at 674 Cooledge Avenue NE 17th / 53
Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 /BL District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 31.5 feet and to reduce the required west side yard setback from 7 feet to 2 feet to allow for a 2nd Story addition to an existing single-family dwelling. Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (1)

Chapter 6 Section 16-06-008 Paragraph (2)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature] 7/19/16
Plan Reviewer Date

[Signature] 7/19/16
Applicant Date



APPLICATION FOR VARIANCE
City of Atlanta

Date Filed 7-20-2016 Application Number V-16-190

Name of Applicant FALCON MURTY Daytime Phone 4.229.2102

Company Name FALCON ^{DESIGN} ~~DESIGN~~ BUILD e-mail FALCON@FALCONDESIGNBUILD.C

Address 656 EAST AVE NE ATLANTA GA 30312
street city state zip code

Name of Property Owner JAN RAI OSHIMA Phone _____

Address 674 COLEDGE AVE ATLANTA GA 30306
street city state zip code

Description of Property

Address of Property 674 COLEDGE AVE ATLANTA, GA 30306 OR

the subject property fronts _____ feet on the _____ side of _____
_____, and begins _____ feet from the
_____ corner of _____.

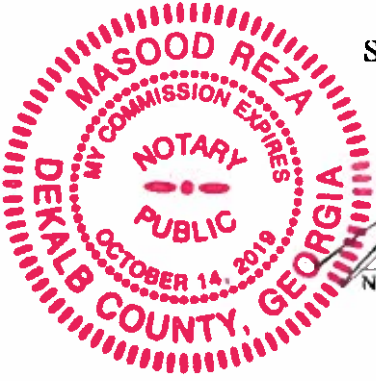
Depth: _____ Area: _____ Land Lot: 53 District: 17, Fulton County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit: F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

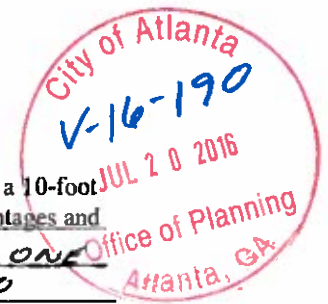
Sworn To And Subscribed Before Me This _____ Day Of _____, 200__.



[Signature]
NOTARY PUBLIC

[Signature]
Owner or Agent for Owner (Applicant)

FALCON MURTY
APPLICANT'S NAME IN PRINTED LETTERS



Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") Include square footages and stories: BUILD 1200 SF SECOND STORY ON EXISTING ONE STORY HOME. ADD 16x28 PORCH AND DECK TO REAR OF HOME

Proposed Lot Coverage (After Construction): Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc; everything except natural planted or undisturbed areas.

3695 covered square feet / 7391 total lot square feet = 50 % proposed lot coverage
50 % maximum allowed lot coverage

Variance Procedures

Variance applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Office of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquiries regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

Schedule. There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached (Page 9).

Neighborhood and NPU Recommendations. The City is divided into 24 Neighborhood Planning Units (NPUs), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Office of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

Public Notice. When you file your application, it will be scheduled for a public hearing. The Office of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

You are responsible for obtaining a public notice sign when you file your application with the Office of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.

Refunds on Withdrawn Cases. Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

Staff Recommendation. Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

Variance Request

Oshima Residence
674 Cooledge Ave.
Atlanta, GA 30306
July 18, 2016



Justification letter pertaining to side yard and front yard setback variance request.

The existing home located at 674 Cooledge Ave. is challenged by the existing side yard setback which runs 2'8" into the entire house along the west side of the property and the existing front yard setback which is 4' into the existing house. The home was constructed prior to the enactment of current zoning laws and this situation is typical of Atlanta's intown neighborhoods.

We propose to add second story to the existing residence. The proposed second story will include a Master Suite, two children's bedrooms, a bathroom and a laundry room. The proposed addition will be 1200 SF. The proposed addition will not encroach on the side yard setback or the front yard setback beyond the existing home's current encroachment. Many of the neighboring properties have performed similar second story renovations recently and the proposed addition at 674 Cooledge Ave. will be in keeping with these adjacent renovations and the value of the neighborhood.

Thank you,


Falcon Murty

NOTARIZED AUTHORIZATION BY PROPERTY OWNER

(Required only if applicant is not the owner of the property subject to the application.)



TYPE OF APPLICATION VARIANCE

I, JAN RAI OSHIMA (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT _____

674 COLLEGE AVE ATLANTA 30306 (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF _____ COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT FALCON MURTY

ADDRESS OF APPLICANT 656 EAST AVE NE

ATLANTA, GA 30312

TELEPHONE NUMBER 404.229.2102

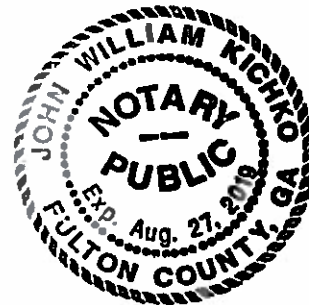
[Handwritten Signature]
Signature of Owner

Personally Appeared Before Me
[Handwritten Signature]

Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.
[Handwritten Signature]

Notary Public _____

Date 07-18-16



CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

07/20/2016
Merchant ID:
Terminal ID:
184191133992

11:58:47 Y DEVELOPMENT
000000004009798
06347552

PAID
CITY OF ATLANTA
JUL 20 2016

MC
B99

CREDIT CARD
MC SALE

vVariance/NA
1800 W. TRINITY AVE NE, ATLANTA, GA 30306
na

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

CARD #
INVOICE
Batch #:
Approval Code
Entry Method:
Mode:
Tax Amount:

XXXXXXXXXXXX0422
0009
000442
008577
Swiped
Online
\$0.00

nt Date	Cashier ID	Received	Comments
'2016	BSIMMONS		

\$100.00

SALE AMOUNT

CUSTOMER COPY

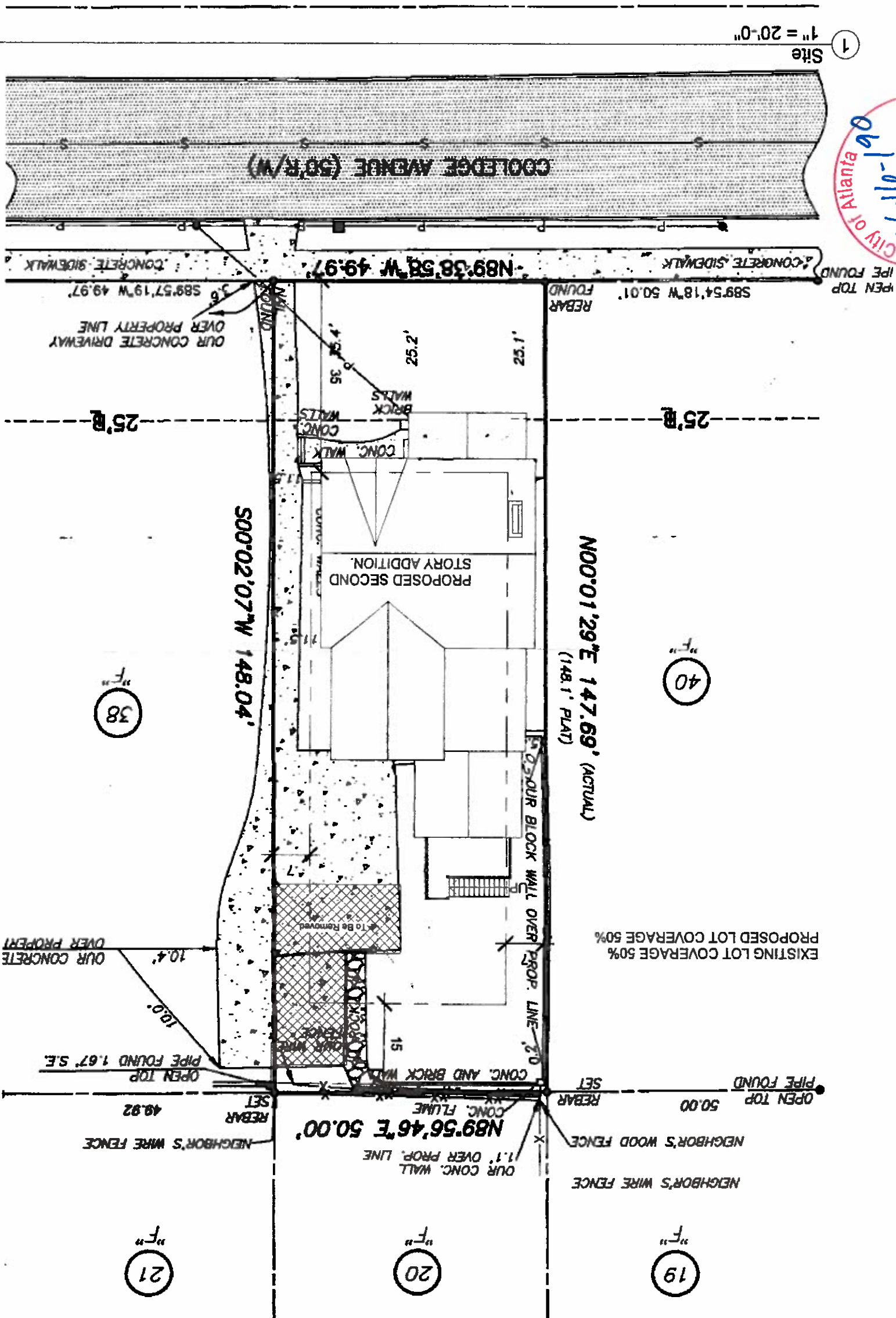
k from 35 ft to 31.5 ft to reduce the required west side
a 2nd story addition to an existing family dwelling

www.falcondesignbuild.com
 FALCON DESIGN BUILD
 404.229.2102
 FALCONDYNAMICS@YAHOO.COM
 MONTANA COSTA RICA GEORGIA

Oshima Residence
 Jen and Rai Oshima
 674 Cooledge Ave.
 Atlanta, Ga 30306

Site Plan
 Project number 102R1
 Date Issue Date
 Drawn by Author
 Checked by Checker
 Scale 1" = 20'-0"

City of Atlanta
 Office of Planning
 JUL 20 2008
 061-01-1-090



1 Site
 1" = 20'-0"

"F" 38

"F" 40

"F" 19

"F" 20

"F" 21